

**NOTICE OF COMMUNITY MEETING
AND
AVAILABILITY OF INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION
CITY OF EL MONTE PLANNING DIVISION**

Hablamos Español favor de hablar con Marcella Magdaleno (626) 258-8626

TO: All Interested Parties

FROM: City of El Monte Planning Division

APPLICATION: General Plan Amendment No. 02-15, Zone Change No. 03-15, Tentative Tract Map No. 73937, Conditional Use Permit Nos. 23-15, 24-15 and 25-15, Design Review No. 09-15 and Modification Nos. 32-15, 09-16 and 10-16.

PROPERTY LOCATION: 11619-11707 Garvey Avenue, 11726 and 11728 Asher Street, and 3024 La Madera Avenue / APNs: 8565-015-001 through 8565-015-005, 8565-015-013, 8565-015-017 through 8565-015-021 and 8565-016-002 through 8565-016-003 (A full legal description of the property is on file in the office of the El Monte Planning Division).

REQUEST: **Project Site** - The proposed project consists of a General Plan Amendment and a Zone Change for the development of a mixed-use project on a vacant 2.98 acre site. The project site is located in the Mixed/Multi Use (MMU) and in the Medium Density Multi-Family Dwelling (R-3) zones on the northeast corner of Garvey Avenue and La Madera Avenue. The project applicant proposes to construct a multi-story mixed-use project consisting of two (2) separate buildings with a mixture of retail and commercial uses, an assisted living facility, a memory care facility and 28 senior housing units with associated parking and open space areas for a total of 152,002 square feet of building area.

Requested Entitlements - Entitlements include the following: 1) General Plan Amendment to change the land use designation for multiple adjacent parcels from Medium Density Residential to Mixed/Multi-Use; 2) Zone Change from Multiple-Family Dwelling (R-3) to Mixed/Multi-Use (MMU); 3) Tentative Tract Map to consolidate multiple parcels; 4) Conditional Use Permits for a senior housing development, a residential care facility for the elderly with seven (7) or more residents and a multiple tenant development; 5) Design Review for the mixed-use development; and 6) Modifications to reduce the minimum required setback areas for parking purposes, reduce the minimum required residential density and reduce the minimum required number of loading spaces.

The requests on the above are made pursuant to the requirements of Chapters 17.22, 17.24, 17.26 and 17.45 of the El Monte Municipal Code (EMMC).

**APPLICANT/
PROPERTY OWNER:** VG Property Investments, LLC
Mr. Donnie Jurgensen
25 E. Huntington Drive
Arcadia, CA 91006

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**ENVIRONMENTAL
DOCUMENTATION:**

An Initial Study prepared for the project determined that there will be less than significant impacts to the environment because mitigation measures will be incorporated into the project. Therefore, a Mitigated Negative Declaration (MND) has been prepared for the Project as provided under the California Environmental Quality Act (CEQA). Mitigation measures are provided to lessen potential impacts related to aesthetics, air quality, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, noise, public services, transportation/traffic, utilities and service systems and mandatory findings of significance.

**PUBLIC REVIEW AND
COMMENT PERIOD:**

The Initial Study and Mitigated Negative Declaration may be viewed at the City's Website at:
<http://www.elmonteca.gov/Government/EconomicDevelopment/Planning/EnvironmentalDocuments.aspx> beginning on Friday, April 29, 2016 and at the Planning Division at El Monte City Hall West beginning on Monday, May 2, 2016.

Comments on the Initial Study and Mitigated Negative Declaration may be received between Friday, April 29, 2016 and Monday, May 23, 2016 and orally at the community meeting:

Community Meeting:

Date: Thursday, May 12, 2016

Time: 6:30 p.m.

Place: El Monte City Hall

City Hall West – Conference Room A

11333 Valley Boulevard, El Monte, CA 91731

Written Comments (in person, via mail or email):

Salvador Lopez, Contract Planner

El Monte City Hall West

11333 Valley Boulevard, El Monte, CA 91731

slopez@elmonteca.gov

For further information regarding this application, please contact Salvador Lopez from the Planning Division at (626) 258-8626 or slopez@elmonteca.gov Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m.

Published and
Mailed on: Thursday, April 28, 2016

City of El Monte Planning Division
Marcella Magdaleno, Planning Division Secretary